

## **Topsfield Planning Board**

February 4, 2014

Chairman Morrison called the meeting to order at 8:00 PM at the Proctor School Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Ian De Buy Wenniger and Steven Hall. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Selectman Dick Gandt; Jeff Garber, James MacDowell

**Hickory Beech As-built Plans:** At this time, Chairman Morrison updated the members as to the request of the Conservation Commission for the Planning Board to consider a peer review of the subdivision's as-built plans including the conservation elements. The concept is to have all the infrastructures features on one as-built plan which would be verified by the peer review because there have been so many revisions made since the original plans were approved. Member Jeanine Cunniff made the motion to approve an engineering peer review of the Hickory Beech As-built plans with all elements included; seconded by Member Joseph Geller; so voted 5-0.

**New Meadows Walkway:** Project Engineer James MacDowell reviewed the latest plan revision dated December 23, 2013 for the walkway as had been previously discussed at the December 6, 2013 meeting. Mr. MacDowell noted that the four guest spaces near the mail pedestal have been reconfigured and the walk brought around them as shown on the plan. The proposed reconfiguration would allow for wheelchair access around those spaces and adequate room for turning of wheel chairs as well. In addition, the access ramp has been reconfigured near Wildes Road and the dimensions on the detail clarified in accordance with Mass DOT standards. Mr. MacDowell also requested that the Board consider allowing the developer not to construct the short piece of walkway between the driveways serving units 22 and 23.

Member Joseph Geller noted his objection to the plan since it did not allow adequate turning radius for bicycles and reviewed recommended revisions to allow the pedestrian walkway to support bike traffic. The Board considered Mr. Geller's recommendations as well as the proposed revisions to the plan made at the meeting by Mr. MacDowell. After a discussion and review, Member Ian De Buy Wenniger made the motion to (1) approve the modification of the plan as proposed to remove the walkway between units # 22 and 23 as long as the walkway in front of unit #24 is handicapped accessible; and (2) approve the proposed reconfiguration of walkway along the roadway as shown on plan dated December 23, 2013 with modifications made by the Board as of this meeting; seconded by Member Jeanine Cunniff; so voted 4-1. Member Joseph Geller opposed said approval.

**2014 Zoning Public Hearing Schedule:** The Board reviewed the calendar dates in March for the public hearing on the proposed 2014 zoning amendments. It was the consensus of the Board to hold the public hearing on March 18, 2014 and publish the legal notices in the Tri-town Transcript on February 28<sup>th</sup> and March 7<sup>th</sup>, 2014.

**2014 Zoning Amendment Review:** The Board reviewed Draft Version 3 of the proposed 2014 zoning warrant article amendments which included revisions to:

- Medical Marijuana Treatment Centers
- Table of Use designation for MMTTC
- Exemptions from Site Plan Review
- Minimum Buildable Area

Version 3's proposed amendment regarding the Medical Marijuana Treatment Centers incorporated language from the Town of Pembroke Bylaw that Member Ian De Buy Wenniger had recommended via email to the Chairman. The Board also discussed the possible inclusion of an agricultural site plan review process similar to the one incorporated in the Pembroke Bylaw. This would require proposed revisions to Article 9. The members also continued a discussion on minimum buildable area and noted that the definition for a Medical Marijuana Treatment Center needs to be the same as in the state CMR. Please reference the attachments for specific details. (See "Draft Version 3, Discussed at February 4, 2014 PB Meeting" and "Draft Version 3A, resulting from Planning Board Meeting 02/04/2014 Discussion.")

The meeting was adjourned at 9:58PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator